

GILLESPIE FIELD AIRPORT LAND USE PLAN



DISCLAIMER

- ✘ The San Diego County Regional Airport Authority (SDCRAA) is the Airport Land Use Commission (ALUC) for Gillespie Field. This presentation serves as a conceptual example only. Actual project permitting authority will be directed by the City of El Cajon.

THE GOALS OF AIRPORT LAND USE PLANS

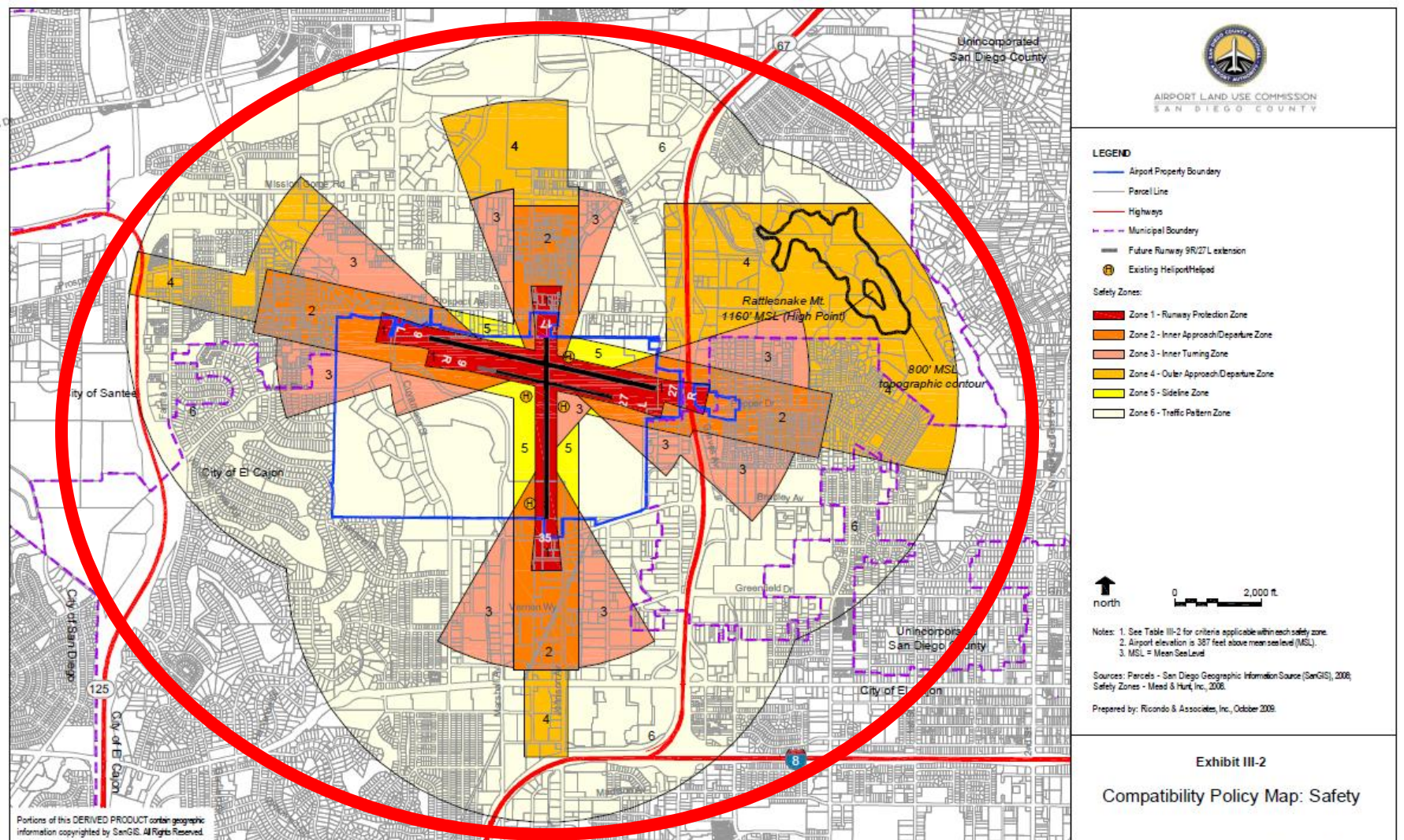
- ✖ Protect the safety of people on the ground and in the air.
- ✖ Protect the airports from encroachment that could restrict operations.
- ✖ Ensure compatible development within the Airport Influence Area.
- ✖ Requires Local Municipalities to modify their zoning to be compatible with the Airport Land Use Plans.

WHAT IS AN AIRPORT INFLUENCE AREA?

The Airport Influence Area (AIA) comprise of key areas surrounding an airport affected by aircraft operations.

State law (AB 2776) requires the Airport Land Use Commission (ALUC) to establish Airport Land Use Plans within the AIA. The San Diego County Regional Airport Authority (SDCRAA) is the ALUC for San Diego.

THE “BASIC” AIRPORT INFLUENCE AREA



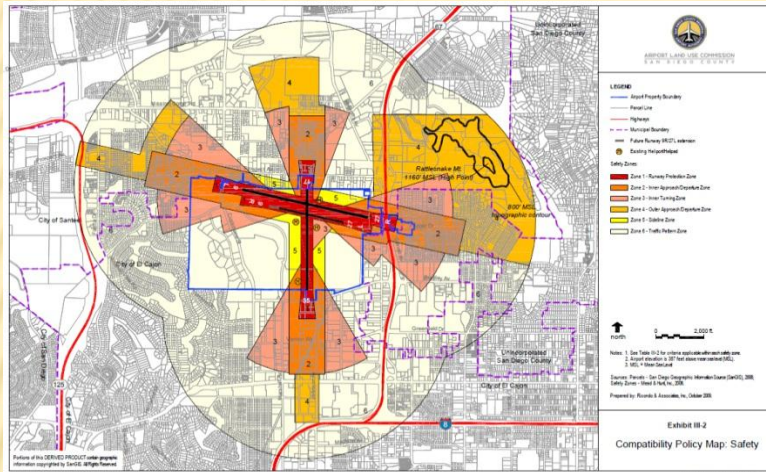
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PROJECT SITE - WITHIN AIA

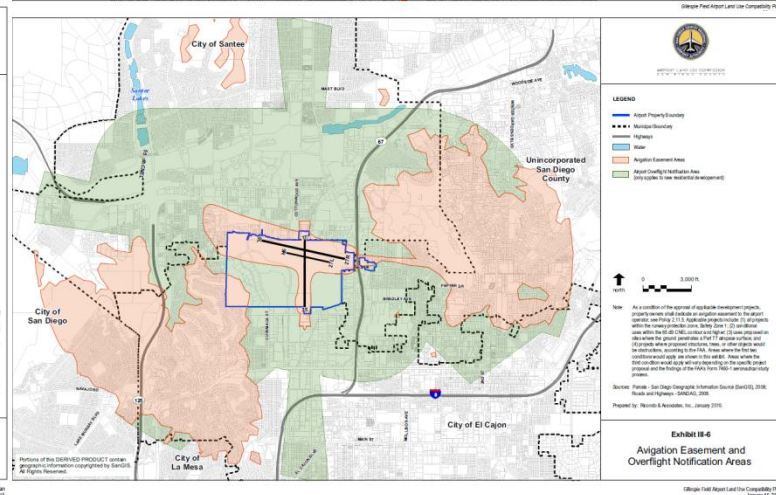
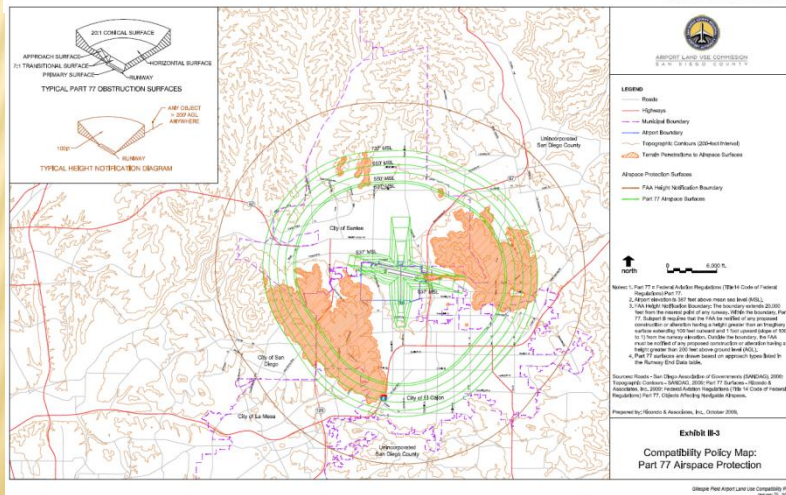
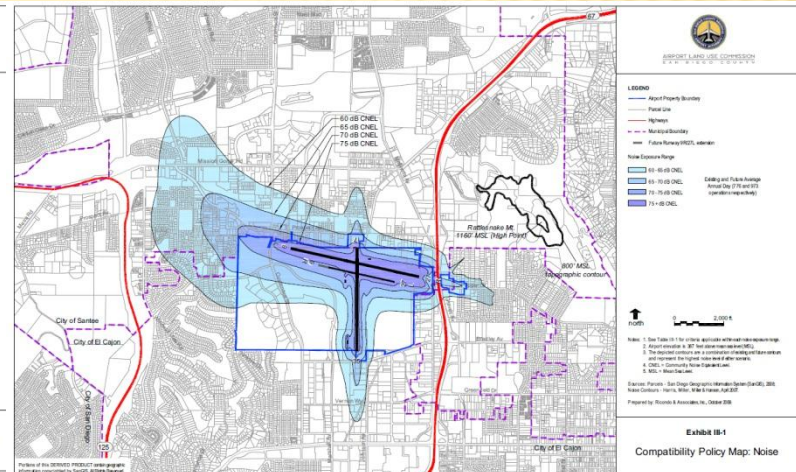


AIRPORT LAND USE PLANS HAVE 4 KEY LAYERS

Safety



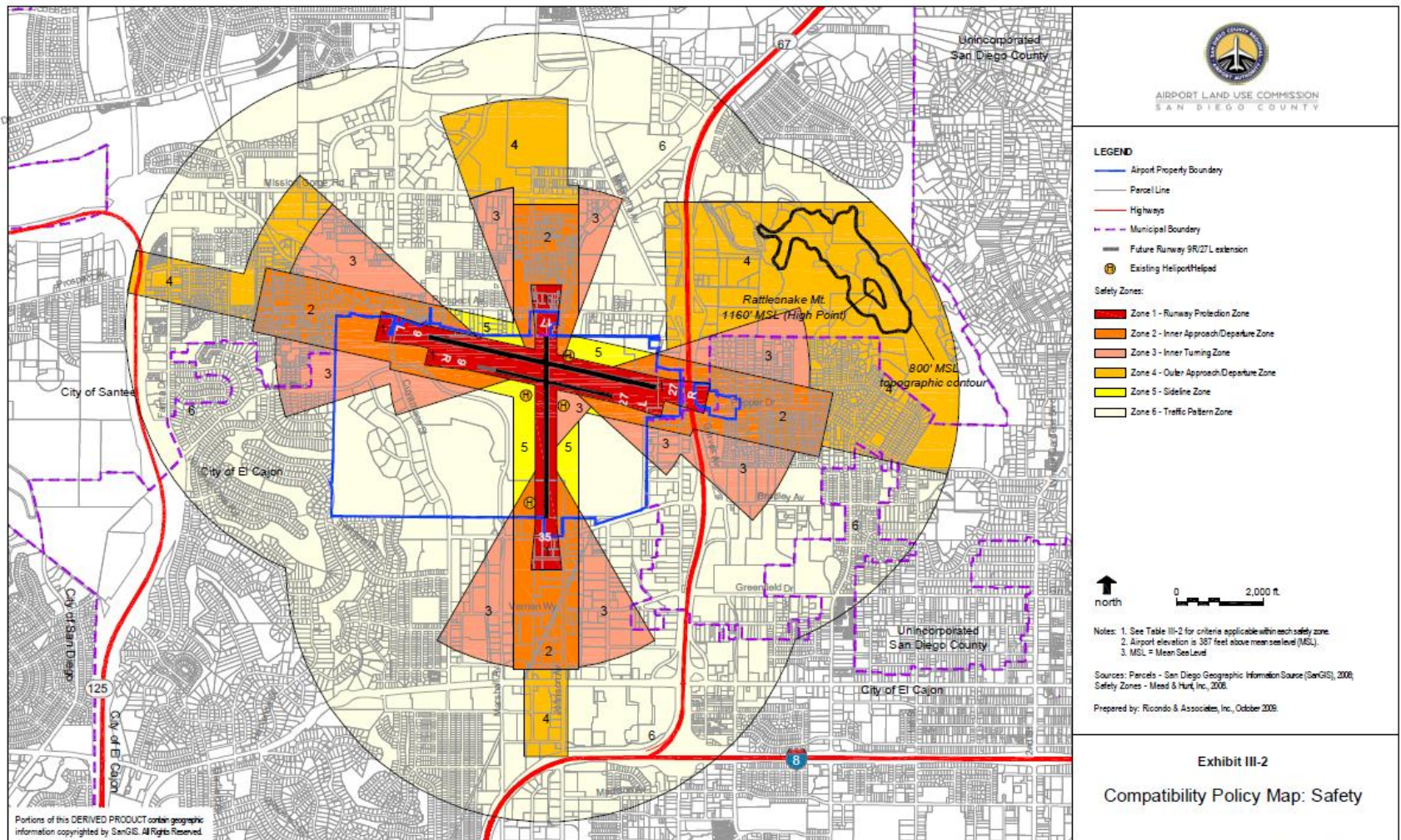
Noise



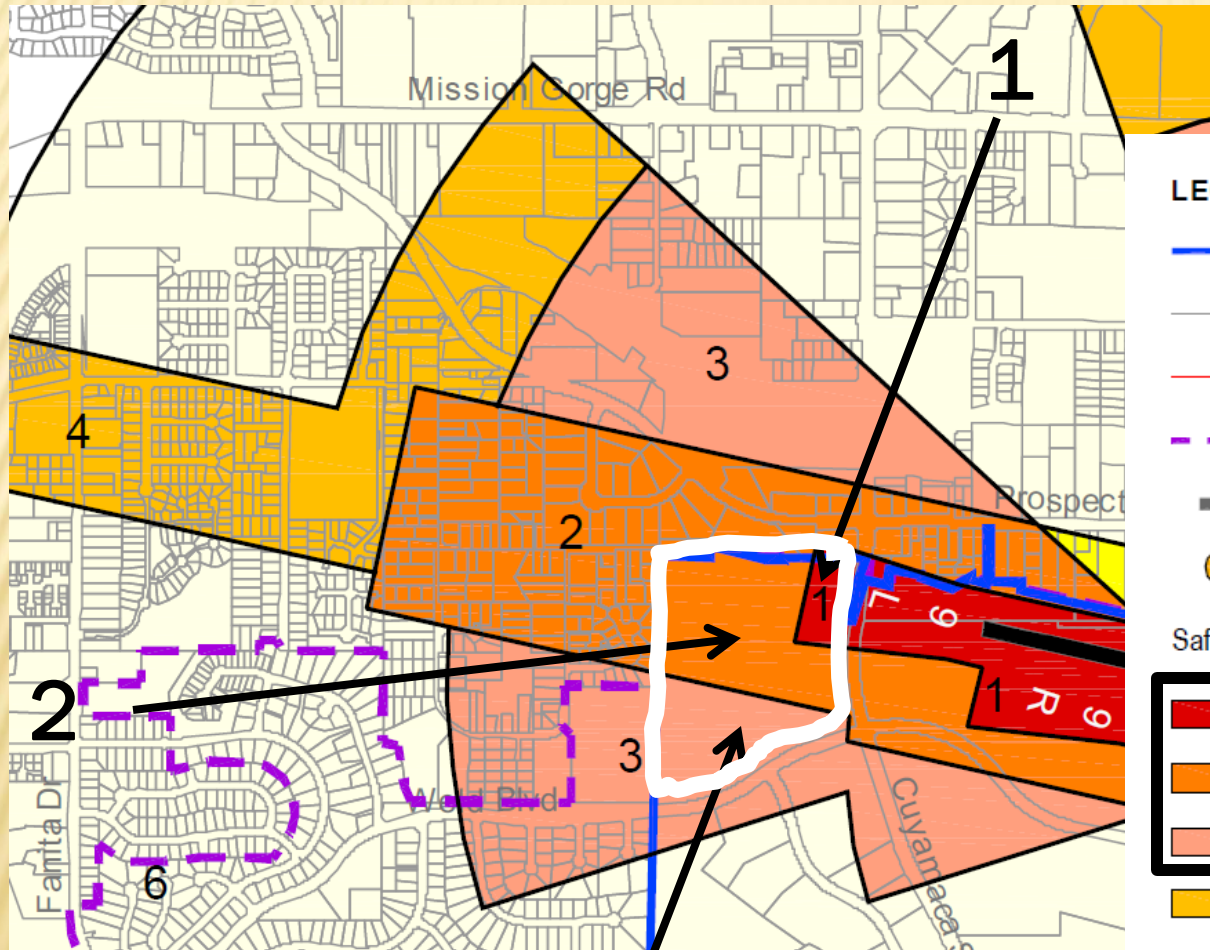
Obstruction

Easement/Over flight







SAFETY MAP









SITE COMPRISES 3 SAFETY ZONES



LEGEND

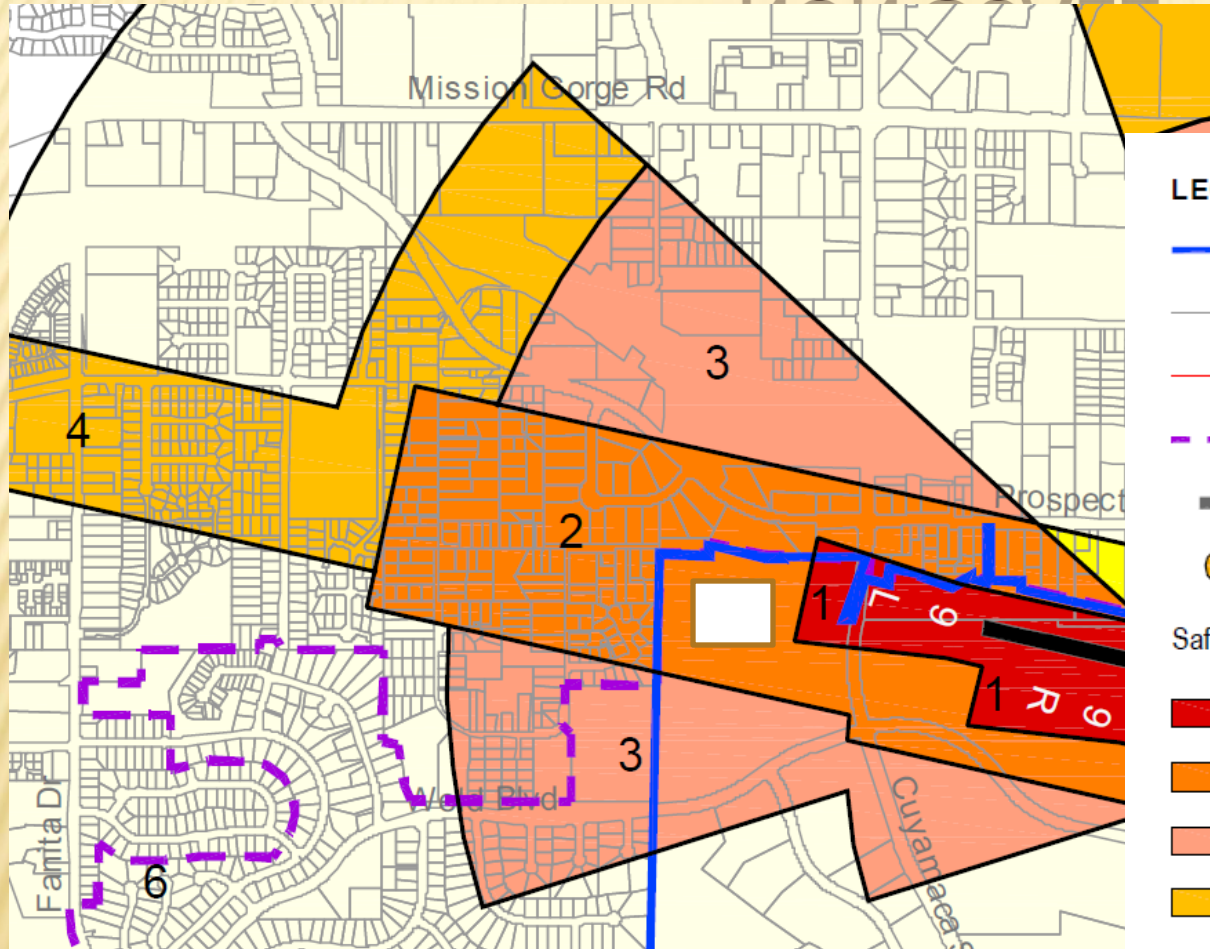
-  Airport Property Boundary
-  Parcel Line
-  Highways
-  Municipal Boundary
-  Future Runway 9R/27L extension
-  Existing Heliport/Helipad

Safety Zones:

-  Zone 1 - Runway Protection Zone
-  Zone 2 - Inner Approach/Departure Zone
-  Zone 3 - Inner Turning Zone
-  Zone 4 - Outer Approach/Departure Zone
-  Zone 5 - Sideline Zone
-  Zone 6 - Traffic Pattern Zone

EXAMPLE SITE LOCATION – ZONE 2

NON-SCALE



LEGEND

- Airport Property Boundary
- Parcel Line
- Highways
- - - Municipal Boundary
- Future Runway 9R/27L extension
- Ⓜ Existing Heliport/Helipad

Safety Zones:

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EXAMPLE SITE – ZONE 2

10,000 sf = 0.23 Acres

Not to Scale

100 ft

100 ft

LETS DO A COMPREHENSIVE EXAMPLE

Assume Industrial Manufacturing Development

Area of focus - Zone 2, 10,000 sf site

- ✖ What Max. Intensity (people/acre) can I have?
- ✖ What Lot Coverage can I have?
- ✖ What Max. Floor Area Ratio can I have?
- ✖ How high can I build my building?
- ✖ Is the Development noise restricted?
- ✖ Is an Easement and Notification required?

WHAT IS MAX. INTENSITY (PEOPLE/ACRE)?



With Risk Reduction

WHAT IS RISK REDUCTION?

Risk Reduction allows more people per acre...

***Risk Reduction methods include: Fire Sprinklers, Extra Fire Exits, Stronger Roof Design, Increased Fire Resist materials, etc... to the satisfaction of the permitting agency**

SAFETY COMPATIBILITY TABLE

Table III-2

Safety Compatibility Criteria

Land Use Types / Typical Uses • Multiple land use categories and compatibility criteria may apply to a project • See Policy 3.4.7 for limits on ancillary uses ¹	CBC Group *	Safety Zone						Criteria for Conditional (yellow) Uses • Maximum Intensity and Lot Coverage limits apply to all Conditional uses ⁴ • Numbers below refer to zones in which condition specified is applicable • Numbers in yellow cells are Floor Area Ratios for indicated uses ⁴
		1	2	3	4	5	6	
Maximum Intensity (People/Gross Acre – sitewide average) ² Nonresidential development		0	70	130	130	200	No limit	
Intensity with Risk Reduction Policy Objectives (People/Gross Acre – sitewide average) Nonresidential development ³		n/a	105	260	260	400	No limit	
Maximum Lot Coverage (Bldg footprint/site size) Applicable to all conditional development		0%	50%	60%	70%	70%	100%	
Misc. Service Uses: car washes, barbers, animal kennels, print shops [approx. 200 s.f./person]	B		0.32 0.48					2: FAR limits as indicated
Hotels, Motels (except conference/ assembly facilities) [approx. 200 s.f./person]	R-1		0.32 0.48	0.60 1.19	0.60 1.19	0.92 1.84		2 - 5: FAR limits as indicated
Bed & Breakfast Establishments	R-3							2: Maximum 5 rooms
Industrial, Manufacturing, and Warehouse Uses								
Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	—							6: Must comply with all federal, state, and local standards; permitting agencies shall evaluate need for special measures to minimize hazards if facility struck by aircraft See Policy 3.4.6(b)
Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	—							2 - 5: Must comply with all federal, state, and local standards; permitting agencies shall evaluate need for special measures to minimize hazards if facility struck by aircraft See Policy 3.4.6(b)
Auto, Aircraft, Marine Repair Services	H-4							
Manufacturing [300 s.f./person]	F-1, 2, H-1, 2, 3, 7		0.48 0.72	0.90 1.79	0.90 1.79	1.38 2.75		2 - 5: FAR limits as indicated
Research & Development [300 s.f./person]	H-6		0.48 0.72	0.90 1.79	0.90 1.79	1.38 2.75		2 - 5: FAR limits as indicated
Industrial Outdoor Storage, except hazardous uses: public works yards, auto wrecking yards	—							1: No habitable structures (e.g., offices); no development in Object Free Area **
Warehouses, Distribution Facilities	S-1, 2							
Gas Stations, Repair Garages	S-3							

EXAMPLE MAX PEOPLE/ACRE

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WHAT IS MAX PEOPLE PER ACRE USING (FAR)?

$$\text{People per Acre} = \frac{(\text{FAR}) \times (43,560 \text{ sf/Acre})}{(\text{sf per Person})}$$

$$\text{People per Acre} = \frac{(.72) \times (43,560 \text{ sf/Acre})}{(300 \text{ sf/person})}$$

$$\text{People per Acre} = 104$$

WHAT IS MAX. INTENSITY (ON OUR SITE)

$$(0.23\text{acres})(104) = 24 \text{ people}$$

$$10,000 \text{ sf} = 0.23 \text{ Acres}$$

WHAT IS MAX. INTENSITY (PEOPLE/ACRE)

$$(0.23\text{acres})(104)= 24 \text{ people}$$



With Risk Reduction

WHAT IS MY MAX LOT COVERAGE?

EXAMPLE LOT COVERAGE

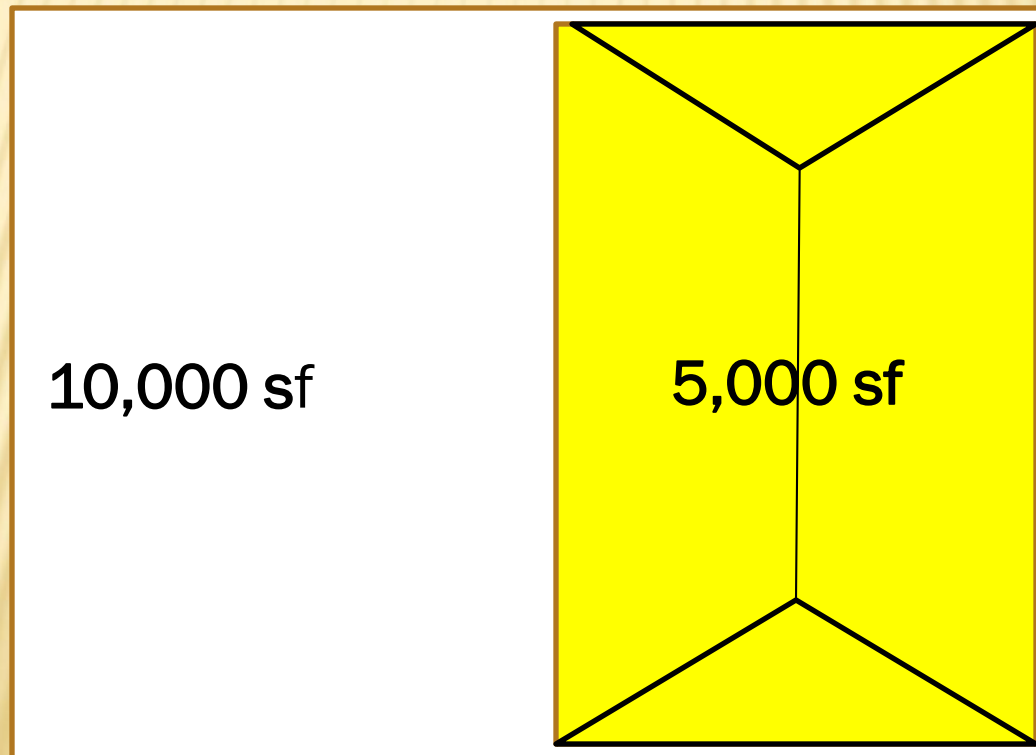
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Warehouses, Distribution Facilities	S-1, 2							
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WHAT IS MY MAX LOT COVERAGE?

Max Lot Coverage = 50%



USE (FAR) TO FIND BUILDABLE FLOOR SPACE

$$\text{FAR} = \frac{\text{Gross Building Floor Area}}{\text{Total Site Area}}$$

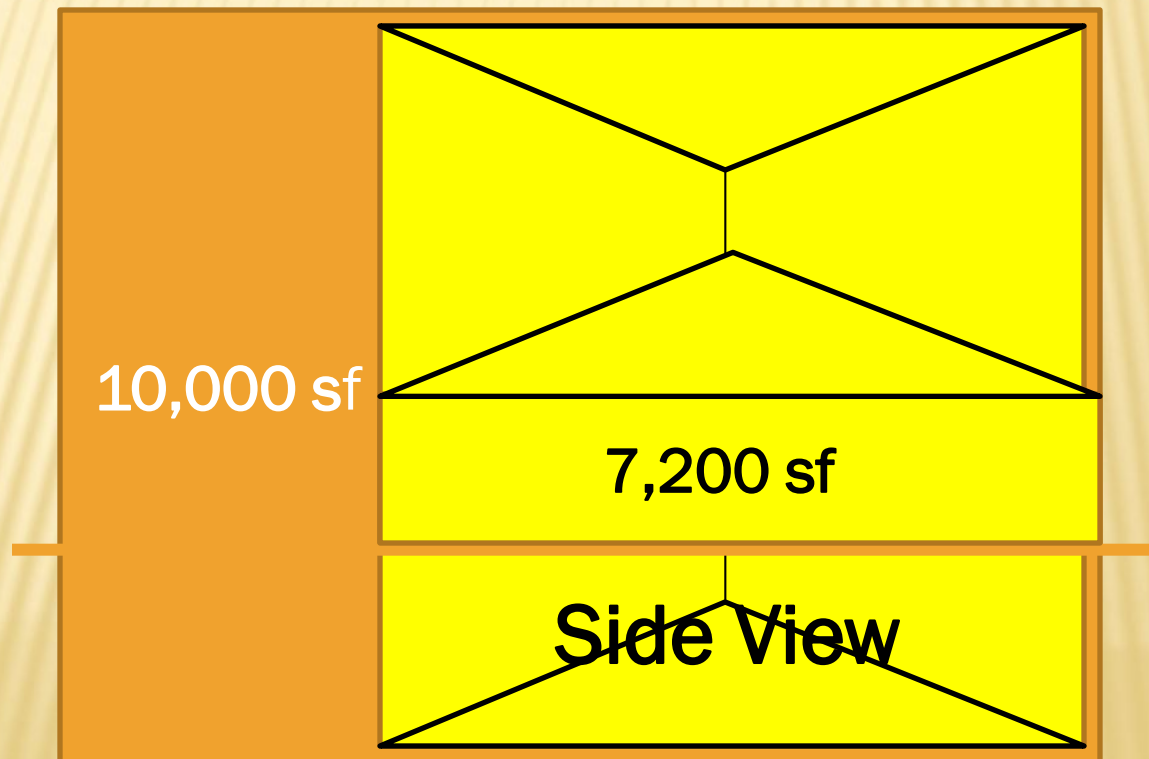
$$(0.72) = \frac{\text{Gross Building Floor Area}}{10,000\text{sf}}$$

$$\text{Gross Building Area} = 7,200\text{sf}$$

LOT COVERAGE VS FAR

✖ Zone 2 - Per the chart:

Max Lot Coverage = ~~50%~~; FAR = 0.72



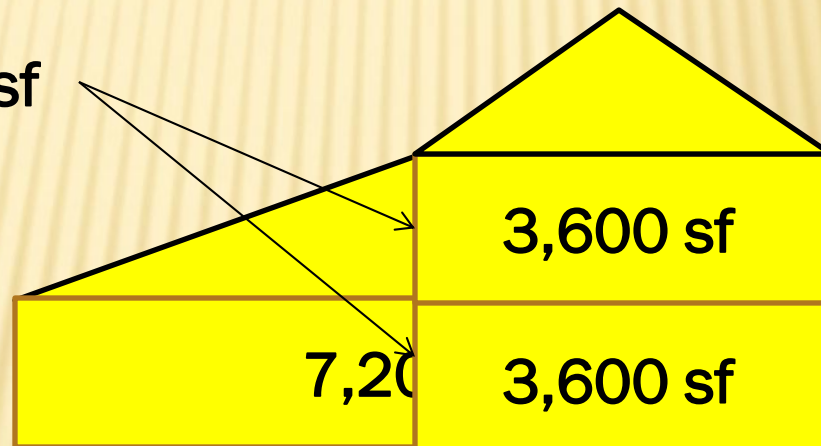
LOT COVERAGE VS FAR

✖ Zone 2 - Per the chart:

Max Lot Coverage = ~~50%~~★; FAR = 0.72★

2 Floors = 7,200 sf

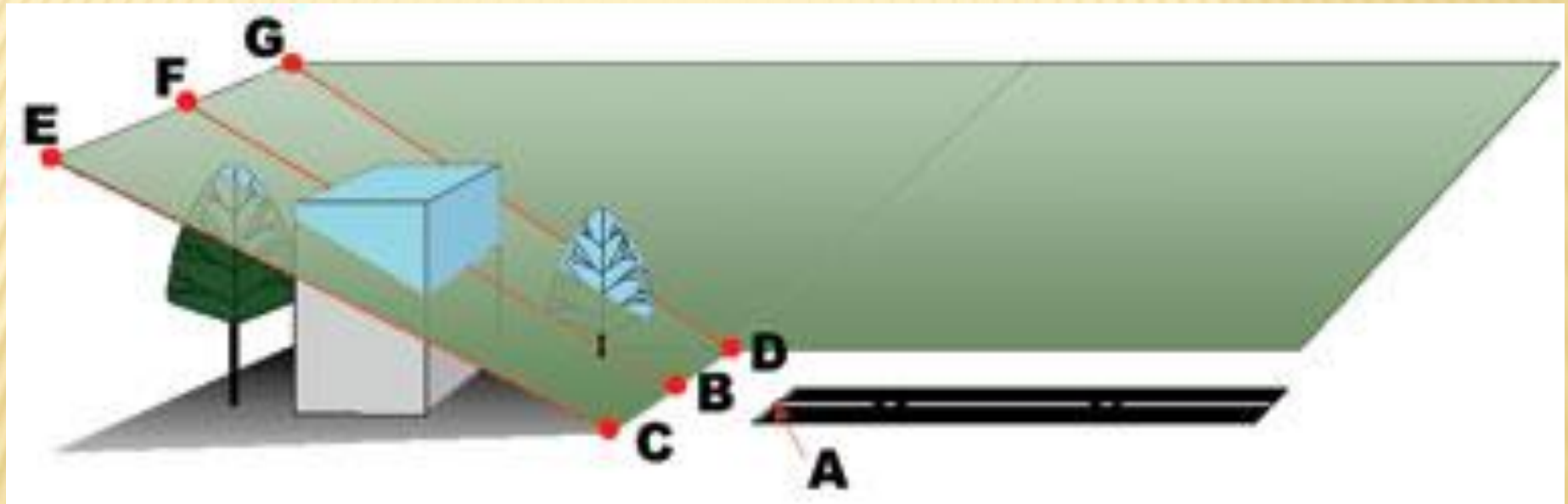
Lot 10,000 sf



2 Stories

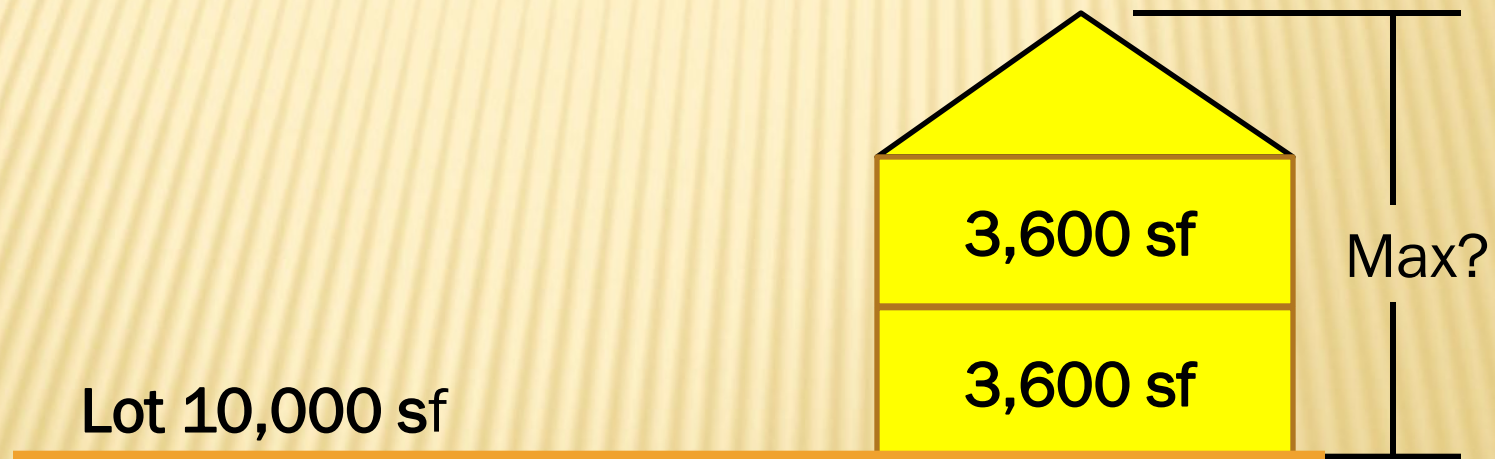
FAA OBSTRUCTION CLEARANCES

Imaginary Surfaces Under FAA Part 77



FAA PART 77 – CLEARANCES

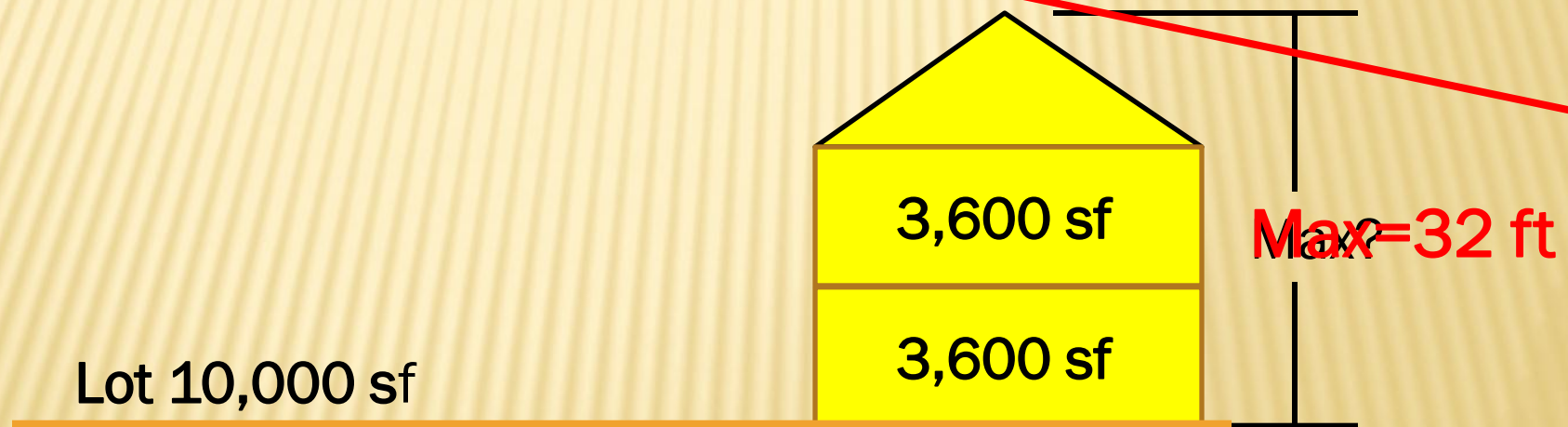
- ✖ Zone 2 – How high can the Building be?



FAA PART 77 – CLEARANCES

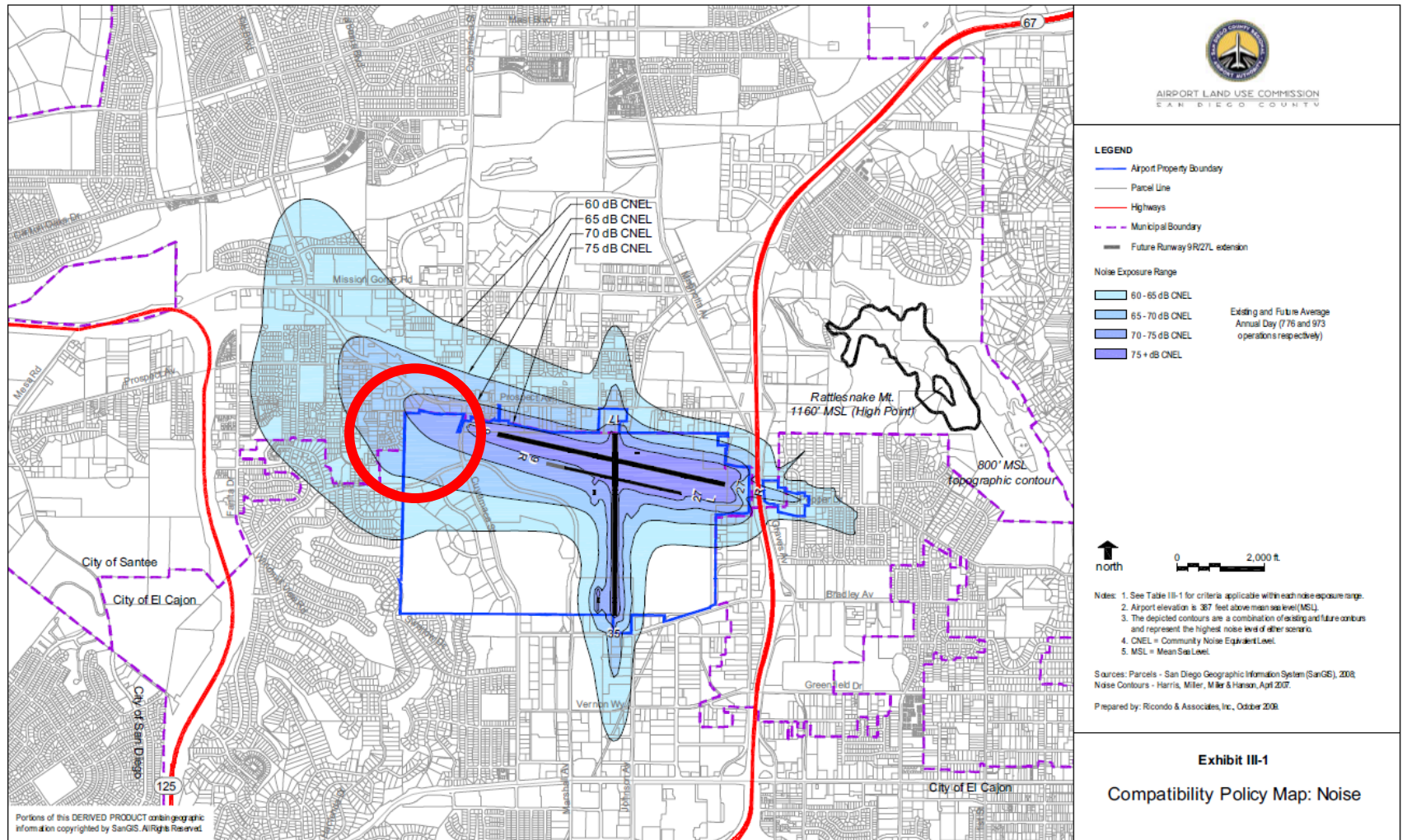
- ✖ Zone 2 – How high can the Building be?

Part 77 - 20:1 Surface

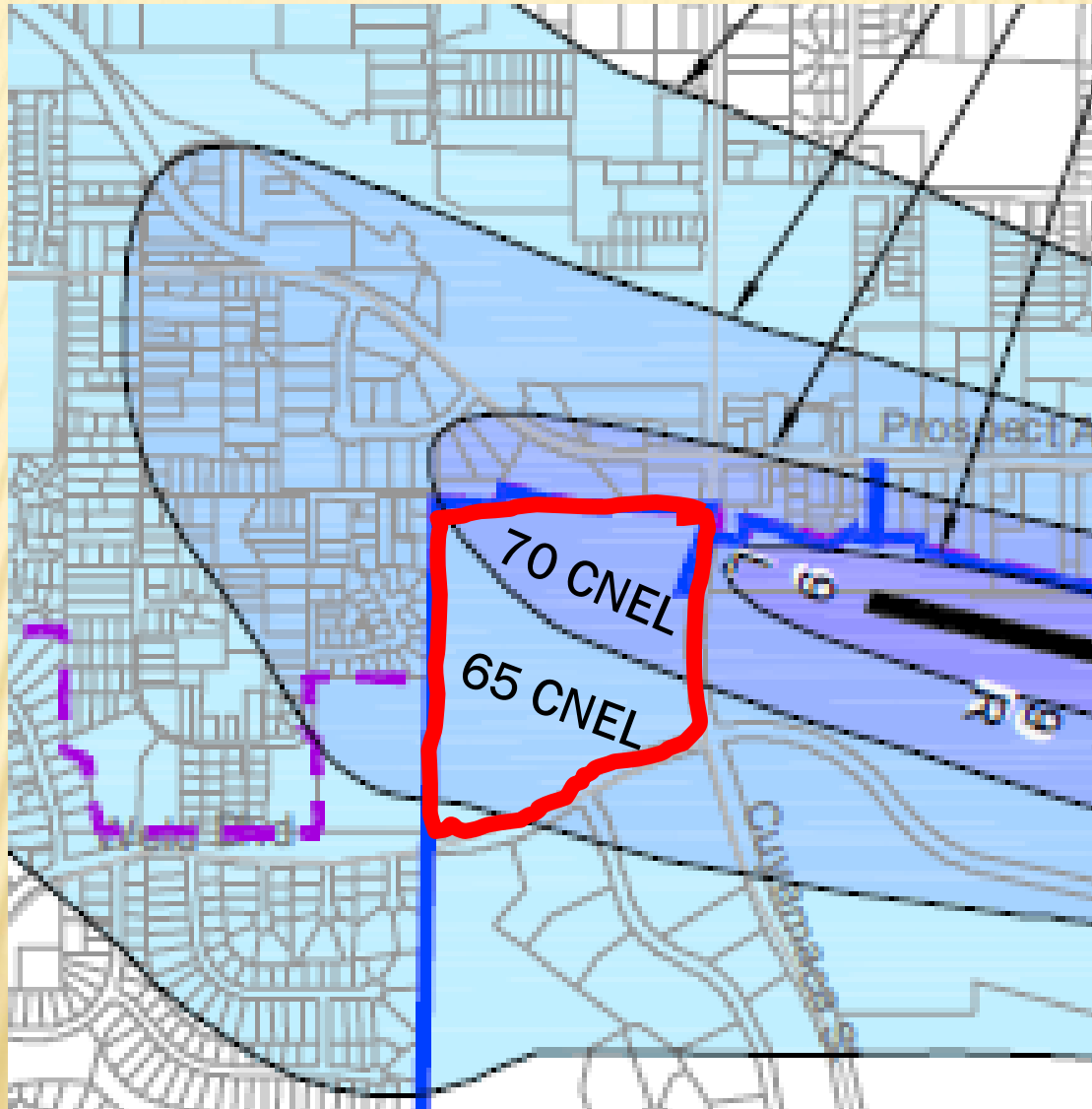


***Estimated 32ft contingent upon FAA Approval
per FAA 7460-1 Approval process**

NOISE MAP



ZONE 2 NOISE CONTOURS



WHAT ARE CNEl'S?

Community Noise Equivalent Levels (CNElS)

A CNEl is the average sound level measured
over a 24hr period (simplified)

NOISE COMPATIBILITY TABLE

Table III-1 Continued

Noise Compatibility Criteria

Land Use Category ¹

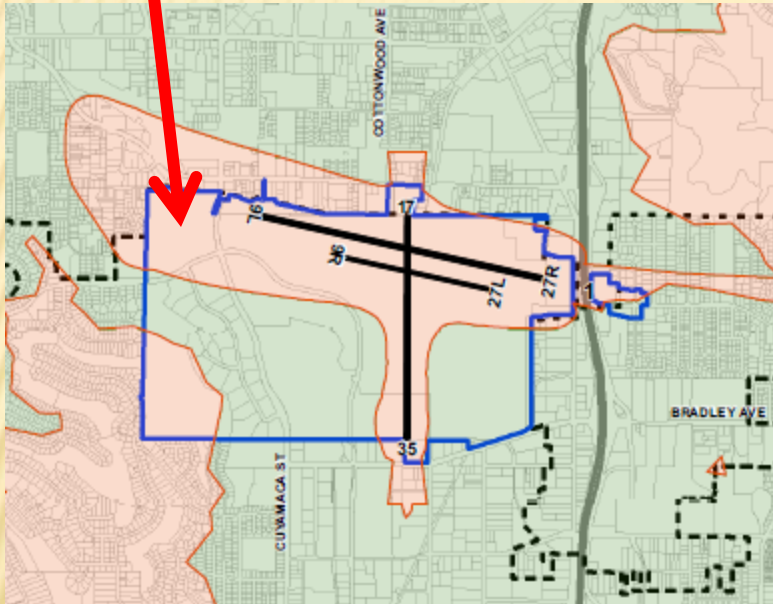
Exterior Noise Exposure (dB CNEL)

Note: Multiple categories may apply to a project


	60-65	65-70	70-75	75-80
industrial; manufacturing; research & development; auto, marine, other sales & repair services; car washes; gas stations; trucking, transportation terminals			50 C	
extractive industry; utilities; road, rail rights-of-way; outdoor storage; public works yards; automobile parking; automobile dismantling; solid waste facilities				50 C
animal shelters/kennels	50	50	50	


AVIGATION EASEMENT – NOT REQUIRED ALL WITHIN COUNTY LAND

Project Area




LEGEND


 Airport Property Boundary

 Municipal Boundary

 Highways

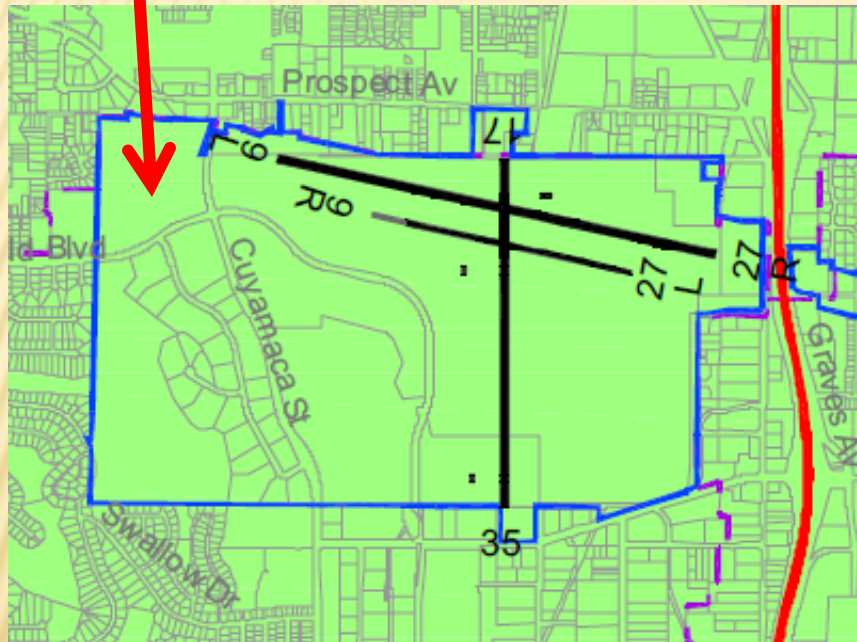
 Water

 Avigation Easement Areas

 Airport Overflight Notification Area
(only applies to new residential development)

OVERFLIGHT NOTIFICATION MAP

Project Area



LEGEND

- Airport Property Boundary
- Parcel Line
- Highways
- Municipal Boundary
- Future Runway 9R/27L extension
- Airport Overflight Notification Area

COMPLETED EXAMPLE

Assume Industrial Manufacturing Development

Area of focus - Zone 2, 10,000 sf site

- ✖ Max. Intensity = 24 Persons
- ✖ Max. Lot Coverage = 50%
- ✖ Max. Floor Area Ratio (FAR) = 0.72
- ✖ Approx. Build Height* = 32ft
- ✖ Noise Restrictions = none
- ✖ Easement/Notification = required

QUESTIONS

TO ACCESS THE GILLESPIE LAND USE PLAN

Internet Search-

“San Diego County Regional Airport Authority”

Then click “Airport Projects”, then “Land Use Compatibility”, then ALUCPs, then Gillespie

Or use the link below:

http://www.san.org/sdcraa/airport_initiatives/land_use/adopted_docs.aspx

TO ACCESS THE FAA'S FORM 7460-1 OBSTRUCTION AVOIDANCE

Use the link below:

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>